

MSHDA Borrower Costs and Other Fees

	This list is not all-inclusive.			
	Any fees listed as allowed for actual cost are subject to verification upon request.			
	Additional fees/charges are assessed on a case-by-case basis.			
	DESCRIPTION OF FEES	ELIGIBLE	EXPLANATION	
	AUS Fee (Automated Underwriting)	Actual Cost	3rd party AUS system	
	Closing Fee	Actual Cost		
	Commission	Not Allowed	Real estate commission	
	Commitment Fee to Non-Profit	Actual Cost	Any commitment fee, application fee, or processing fee charged by a non-profit agency or government entity is allowed to be charged to the buyer; includes MCC fee	
	Courier Fees	Actual Cost		
	Credit Report Fees	Actual Cost		
	Documentation Preparation	Allowed	Maximum \$75	
	Document Stamp on Deed	Actual Cost		
	Flood Certification	Actual Cost		
	Home Inspection Fee	Actual Cost	Maximum \$400 or the actual cost	
	Lock-in Fee (Application/Commitment Fee)	Not Allowed		
	Notary Fee	Actual Cost		
	Origination Fee	Allowed	Up to 1% of base mortgage amount (if HUD Line 801 exceeds 1%, additional origination charges MUST be itemized)	
	Pest Inspection	Actual Cost		
	Printing/E-mail Fee	Actual Cost	Maximum \$50 (i.e. title company charging customer to print closing documents from secured E-doc web-link)	
	Processing Fee - Lender	Not Allowed		
	Real Estate Fees	Allowed	Maximum \$300; when charged by real estate company & shown on sales contract; real estate broker must be exclusive agent of the borrower (prohibited if there is any financial interest between the broker and borrower). This applies to all fees referenced as Administrative, Brokerage, Compliance, Document Retention/Storage, Processing, Transaction etc...	
	Recording Fee	Allowed	(Recording fees for Assignments cannot be charged on VA loans)	
	Re-key Fee	Allowed	Maximum \$200	
	Servicing Fee	Not Allowed		
	Short Sale Fee	Actual Cost	Maximum \$1000; when charged by 3rd party & shown on sales contract	
	Survey	Actual Cost		
	Tax Certificate	Not Allowed		
	Tax Certificate/Service Fee	Not Allowed		
	Title Policy/Lender	Actual Cost		
	Title Policy/Owner	Actual Cost	Typically paid by Seller	
	Transfer Tax	Actual Cost	Seller's charge only (exception: repo's when Seller refuses to pay).	
	Underwriting Fee	Allowed	Maximum \$350 (Conventional, Rural Development & FHA Loans)	
	Verifications/Condo Questionnaire	Actual Cost		
	Well & Septic	Actual Cost		
	Wire Fee	Actual Cost		
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